

LAND BOARD AGENDA ITEM**May 13th, 2009****FINAL APPROVAL FOR LAND BANKING SALE PARCELS # 120,
121 & 259
BEAVERHEAD COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominators:** Parcels 120, 121 & 259 – Lessee, Erb Livestock Corp.
- Location:** Parcels 120 & 259 – Fifty-six miles west of Dillon
Parcel 121 – Nine miles east of Dillon
- Property Characteristics:** Parcels 120, 121 & 259 – All parcels are leased for grazing, with below average to slightly above average productivity. There are no unique characteristics, critical habitat or other features indicating they should remain under management by DNRC.
- Access:** Parcels 120, 121 & 259 - These parcels are surrounded by private land and are not accessible by the public without permission of the adjacent private land owners.
- Background** In May 2008, the Board approved these isolated parcels to continue through the Land Banking sale evaluation process. In February 2009, the Board set the minimum bids at the appraised values with access as follows:

Sale #	# of Acres	Legal	Minimum Bid	Price Per Acre	Trust
120	320	S1/2, Section 16, T2S-R16W	\$160,000	\$500	Common Schools
121	640	All, Section 16, T7S-R7W	\$384,000	\$600	Common Schools
259	40	NW1/4NW1/4, Section 15, T2S-R16W	\$20,000	\$500	Public Buildings

Total \$564,000

Sale Price:

These parcels were sold at public auction on April 9th, 2009. All parcels had only one bidder, and were sold for the minimum bid amount listed above. Sale # 564 was also scheduled to be auctioned, but the lessee declined to bid, citing economic reasons.

Agency Recommendation:

The Director recommends final approval of Land Banking Sales # 120, 121 & 259 for the purchase price of \$564,000. These sales will be closed within 30 days of approval.